

LEGEND

- SENTRY GINKO
- CHINESE PISTACHE
- VALLEY OAK
- CORK OAK
- GRAPE MYRTLE
- COAST LIVE OAK
- SWAN HILL OLIVE

- LOW SCREEN PLANTING MIN. 42" HIGH MIX OF EVERGREEN SHRUBS WITH GRASS ACCENTS AND BARK MULCH
- PROJECT ACCENT PLANTING- LOW ACCENT FLW. SHRUBS/GROUND COVER/PERENNIALS WITH BARK MULCH
- TALL FOUNDATION PLANTING LARGE SHRUBS LOW DENSITY WITH ROCK MULCH
- GROUPINGS OF FLW. SHRUBS OF VARYING HEIGHT AND TEXTURE AND PERENNIALS W/ BARK MULCH W/ RANDOM BOULDER ACCENT W/ GROUPINGS OF ORNAMENTAL GRASSES
- DECOMPOSED GRANITE W/ GRASS ACCENTS 4' O.C. AND BOULDER ACCENTS
- BIO RETENTION PLANTING: SEEDED NATIVE GRASSES

LANDSCAPE CALCULATIONS BUILDING 1:

TOTAL SITE AREA: 4.98 AC
SITE AREA LANDSCAPE REQUIRED:
FRONTAGE SETBACK MINIMUM 30' (PROVIDED)
SIDE SETBACK MINIMUM 20' (PROVIDED)
REAR SETBACK MINIMUM 20' (PROVIDED)
AUTO PARKING SPACES PROVIDED: 174 (INCLUDES 1 ISLAND PER 10 SPACES PLUS PERIMETER)
PARKING LOT TREES REQUIRED 1/5 SPACES: 35
PARKING LOT TREES PROVIDED: 36
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
TOTAL PARKING AREA: 68,072 S.F.
PARKING AREA LANDSCAPE REQUIRED = 13,614 S.F. (20% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 14,574 S.F. (21%)
STREET TREES REQUIRED 1 PER 30 L.F.: (PROVIDED)

LANDSCAPE CALCULATIONS BUILDING 2:

TOTAL SITE AREA: 4.96 AC
SITE AREA LANDSCAPE REQUIRED:
FRONTAGE SETBACK MINIMUM 30' (PROVIDED)
SIDE SETBACK MINIMUM 20' (PROVIDED)
REAR SETBACK MINIMUM 20' (PROVIDED)
AUTO PARKING SPACES PROVIDED: 154 (INCLUDES 1 ISLAND PER 10 SPACES PLUS PERIMETER)
PARKING LOT TREES REQUIRED 1/5 SPACES: 31
PARKING LOT TREES PROVIDED: 32
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
TOTAL PARKING AREA: 58,927 S.F.
PARKING AREA LANDSCAPE REQUIRED = 11,785 S.F. (20% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 12,337 S.F. (21%)
STREET TREES REQUIRED 1 PER 30 L.F.: (PROVIDED)

LANDSCAPE CALCULATIONS BUILDING 3:

TOTAL SITE AREA: 5.35 AC
SITE AREA LANDSCAPE REQUIRED:
FRONTAGE SETBACK MINIMUM 30' (PROVIDED)
SIDE SETBACK MINIMUM 20' (PROVIDED)
REAR SETBACK MINIMUM 20' (PROVIDED)
AUTO PARKING SPACES PROVIDED: 134 (INCLUDES 1 ISLAND PER 10 SPACES PLUS PERIMETER)
PARKING LOT TREES REQUIRED 1/5 SPACES: 27
PARKING LOT TREES PROVIDED: 33
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
TOTAL PARKING AREA: 53,225 S.F.
PARKING AREA LANDSCAPE REQUIRED = 10,645 S.F. (20% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 11,155 S.F. (21%)
STREET TREES REQUIRED 1 PER 30 L.F.: (PROVIDED)

LANDSCAPE CALCULATIONS BUILDING 4:

TOTAL SITE AREA: 5.38 AC
SITE AREA LANDSCAPE REQUIRED:
FRONTAGE SETBACK MINIMUM 30' (PROVIDED)
SIDE SETBACK R-ZONE SETBACK 30' (PROVIDED)
REAR SETBACK MINIMUM 20' (PROVIDED)
AUTO PARKING SPACES PROVIDED: 144 (INCLUDES 1 ISLAND PER 10 SPACES PLUS PERIMETER)
PARKING LOT TREES REQUIRED 1/5 SPACES: 29
PARKING LOT TREES PROVIDED: 34
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
TOTAL PARKING AREA: 39,979 S.F.
PARKING AREA LANDSCAPE REQUIRED = 7,995 S.F. (20% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 9,323 S.F. (23%)
STREET TREES REQUIRED 1 PER 30 L.F.: (PROVIDED)

LANDSCAPE CALCULATIONS BUILDING 5:

TOTAL SITE AREA: 3.96 AC
SITE AREA LANDSCAPE REQUIRED:
FRONTAGE SETBACK MINIMUM 30' (PROVIDED)
SIDE SETBACK R-ZONE SETBACK 30' (PROVIDED)
REAR SETBACK MINIMUM 20' (PROVIDED)
AUTO PARKING SPACES PROVIDED: 124 (INCLUDES 1 ISLAND PER 10 SPACES PLUS PERIMETER)
PARKING LOT TREES REQUIRED 1/5 SPACES: 25
PARKING LOT TREES PROVIDED: 28
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
TOTAL PARKING AREA: 33,278 S.F.
PARKING AREA LANDSCAPE REQUIRED = 6,655 S.F. (20% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 7,308 S.F. (22%)
STREET TREES REQUIRED 1 PER 30 L.F.: (PROVIDED)

WATER EFFICIENT LANDSCAPE REQUIREMENTS (MWELO) (TO BE PROVIDED IN FINAL PLANS)

AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING
IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
RAIN SENSOR TO BE SPECIFIED
SOIL AMENDMENTS TO BE INCORPORATED
PLANTER SURFACE AREAS TO BE MULCHED
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD
DOCUMENTATION PACKAGE REQUIRED AT FINAL INSTALLATION PER FINAL PLANS

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 60'

SEE PRELIMINARY PLANT LIST SHEET LC1.2



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Project:
Morgan Hill Ranch
Business Park
Zone 2 & 3

Butterfield Blvd & Sutter Blvd
Morgan Hill, CA

Consultants:

Civil: RJA
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Green Design
Fire Protection:
Soils Engineer:

PRELIMINARY LANDSCAPE PLAN

Project Number: 20182
Drawn by: BH
Date: 09/14/2020
Revision:
SITE REVISION 10-21-20

Sheet:

LC1.1

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PRELIMINARY PLANT LIST- NOTE: FINAL PLANT LIST TO BE DETERMINED UPON RESULTS OF SOIL SUITABILITY ANALYSIS
CA NATIVE BOTANICAL NAME COMMON NAME SIZE WATER REGIME/ MATURE HABIT
"N" HYDROZONE H X W

TREES

N	CALOCEDRUS DECURRENS	INCENSE CEDAR	15 GAL.	L	40' X15"
	CEDRUS DEODARA	DEODAR CEDAR	15 GAL.	L	50' X 50'
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	L	50' X 40'
N	QUERCUS LOBATA	VALLEY OAK	24" BOX	L	70' X 70'
	PRUNUS LUSITANICA	PORTUGAL LAUREL	24" BOX	L	30' X 30'
	ZELKOVA S. 'VILLAGE GREEN'	ZELKOVA	24" BOX	L	40' X 40'
	GINKO B. 'PRESIDENTAIL GOLD'	GINKO	24" BOX	L	50' X 40'
	LAGERSTROEMEA SPP.	CRAPE MYRTLE	24" BOX	L	15' X 15'
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	15 GAL.	L	25' X 25'
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL	70' X 70'
	QUERCUS SUBER	CORK OAK	24" BOX	L	50' X 50'

LARGE SHRUBS

N	ARBUTUS U. 'COMPACTA'	DW. STRAWBERRY	5 GAL.	L	6' X 6'
N	MYRICA CALIFORNICA	CALIFORNIA MYRTLE	5 GAL.	VL	15' X 15'
N	CEANOTHUS 'CONCHA'	CEANOTHUS	5 GAL.	L	6' X 8'
N	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8'
	ARBUTUS U. 'COMPACTA'	DW. STRAWBERRY TREE	5 GAL.	L	6' X 6'
	DODONEA VISCOSA	HOP BUSH	5 GAL.	L	10' X 10'

DROUGHT TOLERANT SHRUBS

N	CEANOTHUS 'ANCHOR BAY'	PROSTRATE WILD LILAC	5 GAL.	L	2' X 6'
N	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	5' X 6'
N	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL.	L	5' X 5'
	OLEA 'LITTLE OLLIE'	DW. OLIVE	5 GAL.	L	6' X 6'
N	LANTANA 'TANGERINE'	LANTANA	5 GAL.	L	2' X 4'
	ROSMARINUS O. 'COLLINGHAM'	ROSEMARY	5 GAL.	L	2' X 6'
	DIETES 'BICOLOR'	FORTNIGHT LILY	5 GAL.	L	2' X 3'
N	SALVIA CLEVELANDII 'POZO BLUE'	SALVIA	5 GAL.	L	3' X 4'
N	PEROVSKIA A. 'BLUE SPIRE'	RUSSIAN SAGE	5 GAL.	L	3' X 3'
	CISTUS SKANBERGII	ROCK ROSE	5 GAL.	L	3' X 4'
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' X 4'
N	SALVIA GREGGI	SALVIA	5 GAL.	L	2' X 2'

GRASS ACCENTS

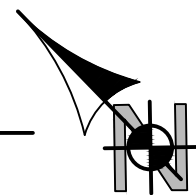
N	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	L	2' X 2'
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'
N	CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERREED	1 GAL.	L	2' X 3'

PERENNIALS ENTRIES AND OFFICE ACCENT

N	COREOPSIS ZAGREB	TICKSEED	1 GAL.	L	1' X 2'
N	ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	1.5' X 1.5'
N	ZAUSCHERNIA	CALIFORNIA FUSCHIA	1 GAL.	L	3' X 3'
N	DELOSPERMA 'HOTCAKES'	ICEPLANT	1 GAL.	L	1' X 3'

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 100'-0"



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TC Butterfield Venture, LLC
Delaware Limited Liability Company
415 MISSION STREET, 45TH FLOOR
San Francisco, CA

Project:
Morgan Hill Ranch
Business Park
Zone 2 & 3

Butterfield Blvd & Sutter Blvd
Morgan Hill, CA

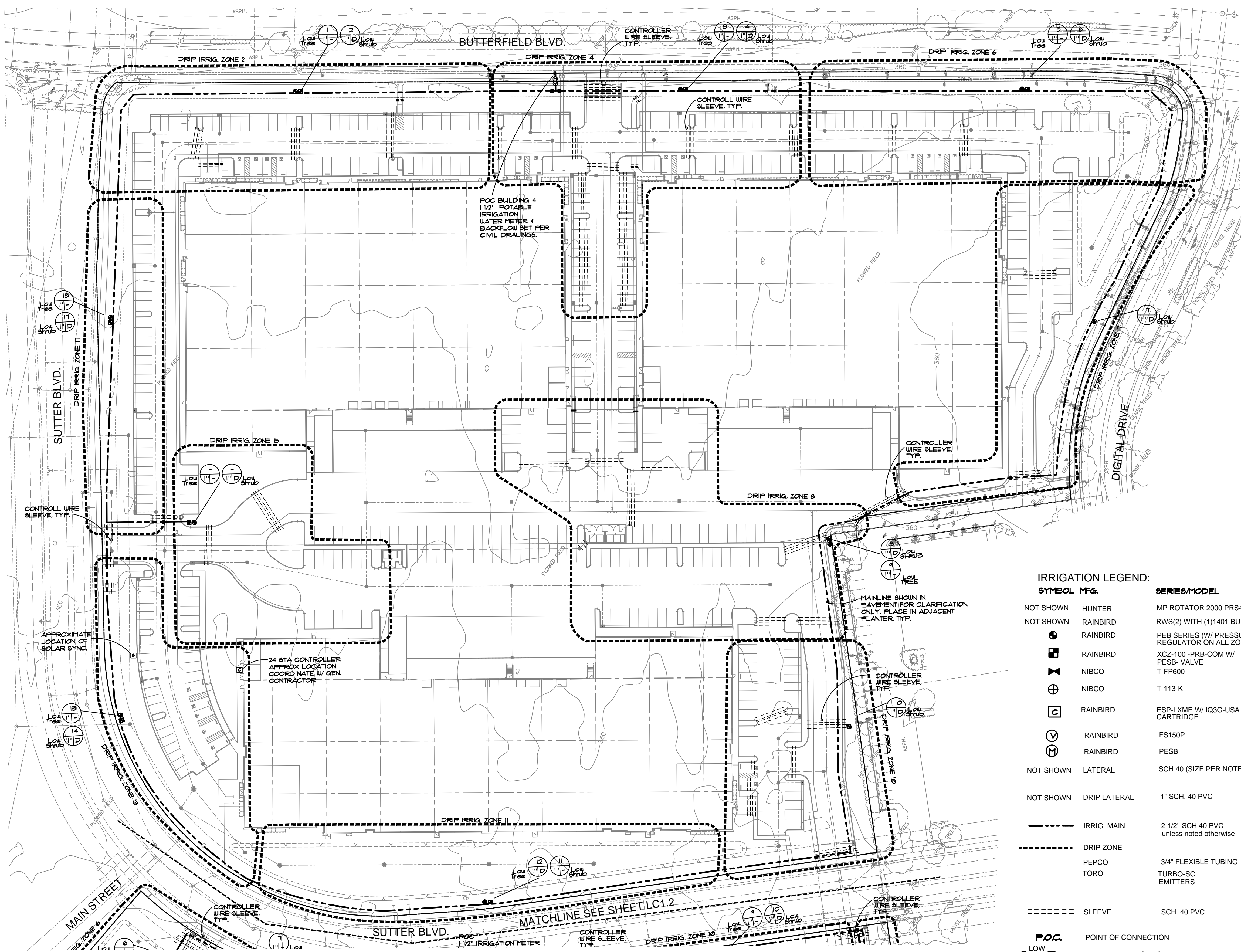
Consultants:
Civil: RJA
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Green Design
Fire Protection:
Soils Engineer:

Title:
PRELIMINARY
LANDSCAPE
PLAN
Project Number: 20182
Drawn by: BH
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LATERAL PIPE SIZING:
THE IRRIGATION CONTRACTOR SHALL INSTALL BUBBLER AND OR SPRAY LATERAL SIZED AS FOLLOWS:
System Design BUBBLERS ARE .25 GPM EACH:
ROTOR/SPRAY NOZZLE GPM PER LEGEND SHEET 2.1.
The system shall not exceed the following flow rates for noted pipe sizes:
1/2", 2 GPM
3/4", 4.0 GPM:
1", 12.0 GPM:
1 1/4", 22.0 GPM:
1 1/2", 30.0 GPM:
2", 50.0 GPM:
2 1/2", 75.0 GPM.

NOTE:
HYDROZONES ARE PER VALVE AREA OF INFLUENCE. A DESIGNATION OF HIGH, MEDIUM OR LOW IS SHOWN ADJACENT TO THE VALVE CALL OUT SYMBOL TO DESIGNATE THE WATER USE OF THE HYDROZONE.

IRRIGATION LEGEND:

SYMBOL	MFG.	SERIES/MODEL
NOT SHOWN	HUNTER	MP ROTATOR 2000 PRS40-12
NOT SHOWN	RAINBIRD	RWS(2) WITH (1)1401 BUBBLER EA.
⊙	RAINBIRD	PEB SERIES (W/ PRESSURE REGULATOR ON ALL ZONES)
⊠	RAINBIRD	XCZ-100 -PRB-COM W/ PESS- VALVE
⊞	NIBCO	T-FP600
⊕	NIBCO	T-113-K
⊞	RAINBIRD	ESP-LXME W/ IQ3G-USA CARTRIDGE
⊙	RAINBIRD	FS150P
⊞	RAINBIRD	PESB
NOT SHOWN	LATERAL	SCH 40 (SIZE PER NOTES)
NOT SHOWN	DRIP LATERAL	1" SCH. 40 PVC
---	IRRIG. MAIN	2 1/2" SCH 40 PVC unless noted otherwise
---	DRIP ZONE	
---	PEPCO	3/4" FLEXIBLE TUBING
---	TORO	TURBO-SC EMITTERS
---	SLEEVE	SCH. 40 PVC
POC.	POINT OF CONNECTION	
LOW	VALVE IDENTIFICATION NUMBER	
HYDROZONE	"B" FOR BUBBLER OR "D" FOR DRIP IRRIG. VALVE	
	VALVE SIZE	
⊞	RAINBIRD	RSD-BEX
⊞	RAINBIRD	44LC
⊞	WIRE SPLICE - NOT SHOWN-TO BE FIELD NOTED FOR ASBUILT DRAWINGS	
⊞	MAINLINE DRAIN-NOT SHOWN-TO BE FIELD NOTED FOR ASBUILT DRAWINGS	

**WATER EFFICIENT LANDSCAPE REQUIREMENTS (MWEL0)
(TO BE PROVIDED IN FINAL PLANS)**

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PLANTER SURFACE AREAS TO BE MULCHED
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD
DOCUMENTATION PACKAGE REQUIRED AT FINAL INSTALLATION PER FINAL PLANS

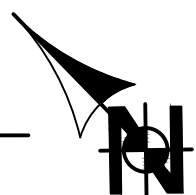
NOTE: SYMBOL TO BE SHOWN ON PLAN IN PERMIT SET FOR TEMP IRRIG. OF BIO-RETENTION

DESCRIPTION	PSI	RADIUS	GPM
ROTOR 12" POPUP	40	39'	.43,.77,1.10,1.48
PRESS. COMP. BUBBLERS	30	30	.25 ea. (2 PER TREE)
REMOTE CONTROL VALVE (SIZE AS NOTED) PRESSURE REGULATOR 40 PSI			
1" DRIP CONTROL VALVE ASSEMBLY 30 psi (W/200 MESH SCREEN)			
FULL PORT BRASS BALL VALVE SIZE PER MAINLINE SEE DETAIL THIS SHEET FOR LOCATION			
BRONZE GATE SHUT OFF VALVE W/ CROSS HANDLE SIZE PER PIPE			
MODULAR SERIES WALL MOUNT CONTROLLER W/MODULES 16 STA.			
1 1/2" FLOW SENSOR INSTALL PER MFG. SPECIFICATIONS			
1 1/2" MASTER CONTROL VALVE			
INSTALL @ 12" MIN. BELOW FINISH GRADE. RUN A 1" LATERAL TO ALL INDIVIDUAL TREE BUBBLERS PER VALVE. PURPLE PIPE FOR FUTURE			
INSTALL @ 12" MIN. BELOW FINISH GRADE (NOT SHOWN) RUN A 1" LATERAL TO ALL INDIVIDUAL PLANTER AREAS PER VALVE. PURPLE PIPE FOR FUTURE			
INSTALL @ 24" MIN. BELOW FINISH GRADE ADD WARNING TAPE @ 6" DEPTH ABOVE PIPE. PURPLE PIPE FOR FUTURE			
INSTALL @ 6" MIN. BELOW FINISH GRADE (NOT SHOWN) SINGLE OUTLET (SELF FLUSHING) PRESSURE COMPENSATING-INSTALL DRIP TO ALL PLANTS @ (2) 1/2 GPH/1 GAL, 2 GPH/5 GAL, 3 GPH/15 GAL, 4 GPH/24" OR 36" BOX (NOT SHOWN) 2" (MIN.) LARGER THAN IRRIG. PIPE (MIN. 4" DIA.) INSTALL @ SPECIFIED DEPTH PER MAIN LINE OR LATERAL PIPE. EXTEND SLV. 12" BEYOND PAVEMENT, STAKE TO MARK. PURPLE PIPE FOR MAINLINE			

RAIN SENSOR INSTALL PER MFG. DIRECTION, (HARD WIRE TO CONTROLLER PER MFG. DIRECTION)
1" QUICK COUPLER VALVE, 2 PIECE BODY W/ LOCKING COVER

PRELIMINARY IRRIGATION PLAN

SCALE: 1" = 50'-0"



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TC Butterfield Venture, LLC
Delaware Limited Liability Company
415 MISSION STREET, 45TH FLOOR
San Francisco, CA

Project:
Morgan Hill Ranch
Business Park
Zone 2 & 3

Butterfield Blvd & Sutter Blvd
Morgan Hill, CA

Consultants:

Civil: RJA
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Green Design
Fire Protection:
Soils Engineer:

Title:
PRELIMINARY IRRIGATION PLAN

Project Number: 20182

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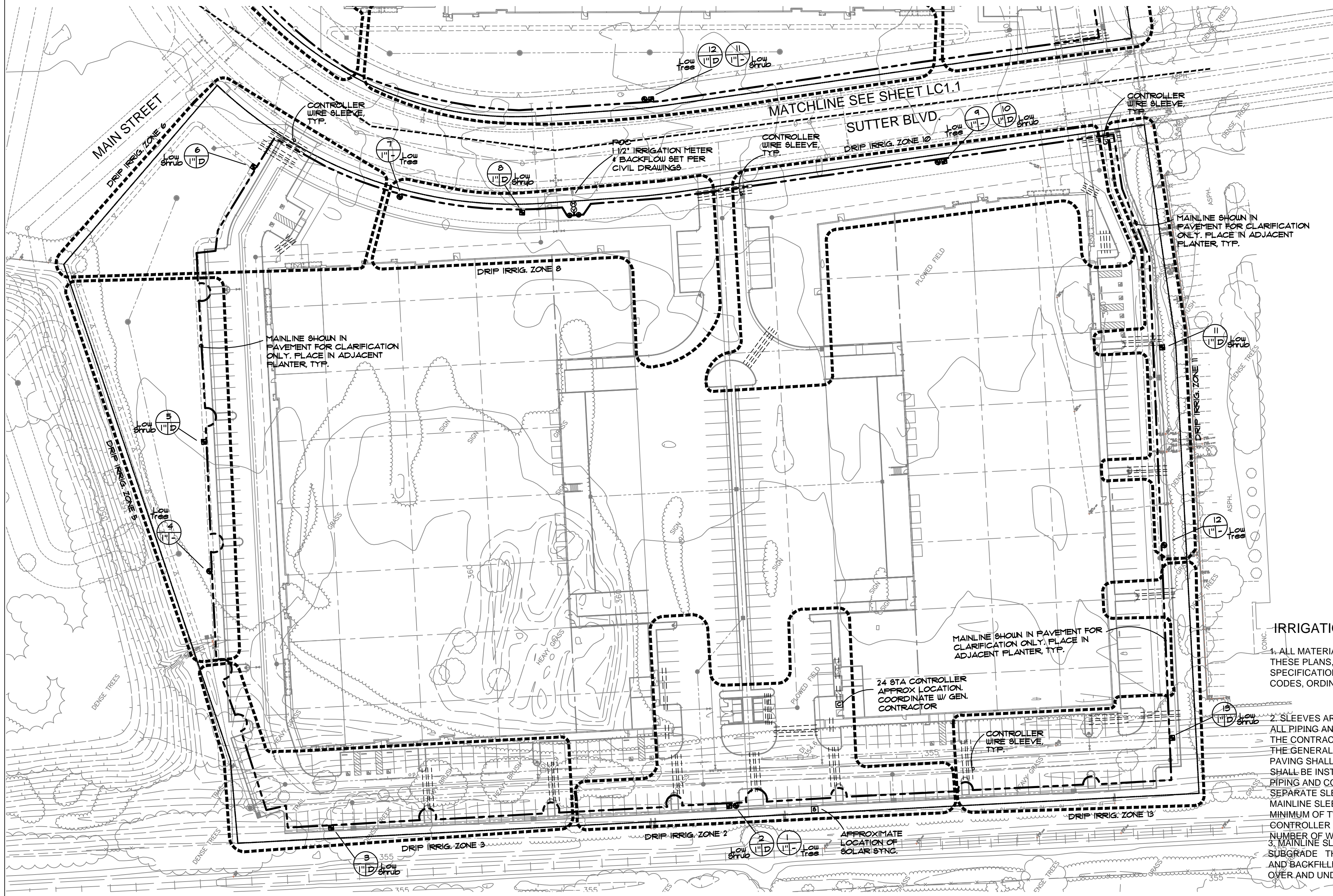
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SITE REVISION 10-21-20

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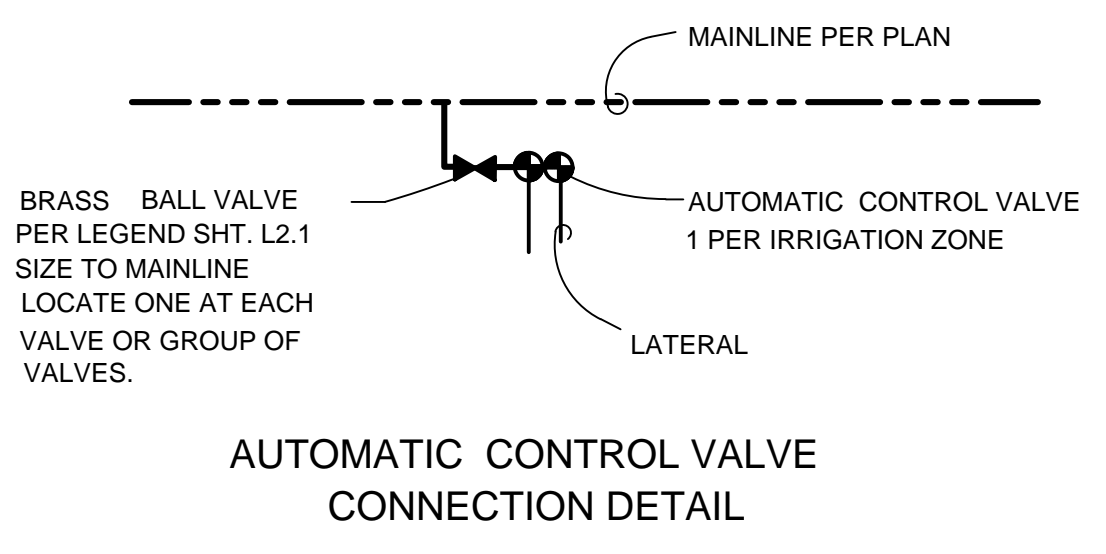


**WATER EFFICIENT LANDSCAPE REQUIREMENTS (MWELO)
(TO BE PROVIDED IN FINAL PLANS)**

- AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING
- IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
- RAIN SENSOR TO BE SPECIFIED
- SOIL AMENDMENTS TO BE INCORPORATED
- PLANTER SURFACE AREAS TO BE MULCHED
- WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD
- DOCUMENTATION PACKAGE REQUIRED AT FINAL INSTALLATION PER FINAL PLANS

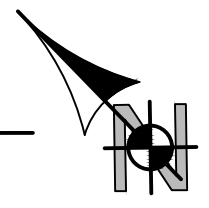
IRRIGATION NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE REQUIREMENTS OF THE CITY, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LOCAL BUILDING CODES, ORDINANCES, AND OTHER CODES OR REGULATIONS THAT APPLY.
2. SLEEVES ARE NOT SHOWN AT PAVEMENT CROSSINGS. ALL PIPING AND WIRING UNDER PAVING SHALL BE INSTALLED IN SLEEVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL SLEEVING WITH THE GENERAL CONTRACTOR. FAILURE OF INSTALLING SLEEVES PRIOR TO PAVING SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED AS HIS EXPENSE. PIPING AND CONTROL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN SEPARATE SLEEVES. LATERAL SLEEVES SHALL BE A MINIMUM OF 18" DEPTH. MAINLINE SLEEVES SHALL BE A MINIMUM 24" DEPTH. SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) O.D. DIAMETER OF THE PIPE TO BE SLEEVED. CONTROLLER WIRE SLEEVES SHALL BE 2X THE SIZE FOR THE REQUIRED NUMBER OF WIRES. BACKFILL MIN. 4" SAND.
3. MAINLINE SLEEVES UNDER PAVEMENT SHALL BE INSTALLED 18" BELOW THE SUBGRADE. THE TRENCH SHALL BE CLEANED FREE OF ALL ROCK & DEBRIS, AND BACKFILLED WITH SAND TO A MINIMUM DEPTH OF 4" OVER THE SLEEVE OVER AND UNDER THE SLEEVE. BACKFILL TRENCH WITH 1/8" MINUS.
4. ALL MAIN LINES SHALL BE PRESSURE TESTED AT 120 PSI FOR A MINIMUM 2.5 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.
5. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LATERALS PRIOR TO INSTALLING EMITTER HEADS.
7. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN OUTSIDE OF THE PLANTER AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTER AREAS.
8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING.
9. SHOULD DISCREPANCIES IN THE PLANS OR FIELD MODIFICATIONS BE REQUIRED, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR RESOLUTION OR CLARIFICATION.
10. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
13. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
15. AN OPEN TRENCH INSPECTION OF THE REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE SHALL BE PERFORMED BY THE WATER PURVEYOR PRIOR TO OPERATING THE IRRIGATION SYSTEM.
16. THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO THE POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING CONTROLLER WIRING TO THE CONTROLLER LOCATION. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE. FINAL CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY.
17. INSTALL REMOTE CONTROL VALVES, PRESSURE REGULATOR AND QUICK COUPLER VALVES AS DETAILED. INSTALL R.C.V. ID TAGS MANUFACTURED BY T. CHRISTY, ENT. STANDARD SIZE, 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.
18. ALL VALVE CONTROL WIRE SHALL BE SIZED PER CONTROLLER AND VALVE MANUFACTURER'S RECOMMENDATIONS, BUT NOT TO BE LESS THAN NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURERS SPECIFICATIONS. RUN ONE (1) EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM THE CONTROLLER. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES. TAPE WIRES TO MAINLINE EVERY FIFTEEN FEET (15').
19. ALL BACKFILL MATERIAL, OTHER THAN SAND AROUND THE MAINLINE, SHALL BE FREE OF ROCKS, CLODS AND OTHER EXTRANEOUS MATERIALS, COMPACT BACKFILL TO ORIGINAL DENSITY.
20. AT JOB COMPLETION, SUPPLY OWNER WITH ONE (1) SET OF MATCHING QUICK COUPLER VALVE KEY AND HOSE SWIVEL, AND TWO (2) KEYS FOR THE CONTROLLER, AND ALL MANUFACTURERS INFORMATION.
21. ACCURATELY AND NEATLY MARK ALL FIELD CHANGES MADE DURING CONSTRUCTION ON A DAILY BASIS ON ONE PLAN SET. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSMAN. SUBMIT TO OWNER FOR RECORD. DIMENSION MAINLINE OFF BACK OF CURB OR SIDE WALK FOR REFERENCE ON CONSTRUCTION PLAN SET. LOCATE ALL RAIN SENSORS ON THE PLAN.
22. ALL IRRIGATION INSTALLATION AND EQUIPMENT SHALL GUARANTEED FOR A PERIOD OF ONE YEAR.
23. REUSE OR RECYCLE EXCESS CONSTRUCTION MATERIAL.
24. PROVIDE (1) DIGITAL COPY OF SUBMITTAL PACKAGE OF ALL IRRIGATION COMPONENTS AND MATERIALS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
25. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY PRESSURE AT EACH POINT OF CONNECTION. THE SYSTEM IS DESIGNED WITH A MINIMUM OF 60 PSI AT THE METER POINT OF CONNECTION.



LATERAL PIPE SIZING:
THE IRRIGATION CONTRACTOR SHALL INSTALL BUBBLER AND OR SPRAY LATERAL SIZED AS FOLLOWS:
System Design BUBBLERS ARE .25 GPM EACH:
ROTOR/SPRAY NOZZLE GPM PER LEGEND SHEET 2.1.
The system shall not exceed the following flow rates for noted pipe sizes:
1/2", 2 GPM
3/4", 4.0 GPM:
1", 12.0 GPM:
1 1/4", 22.0 GPM:
1 1/2", 30.0 GPM:
2", 50.0 GPM:
2 1/2", 75.0 GPM.

PRELIMINARY IRRIGATION PLAN
SCALE: 1" = 50'-0"



CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT



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San Francisco, CA



Project:
Morgan Hill Ranch
Business Park
Zone 2 & 3



Civil: RJA
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Green Design
Fire Protection:
Soils Engineer:

Title:
PRELIMINARY IRRIGATION PLAN

Project Number: 20182
Drawn by: BH
Date: 09/14/2020
Revision:
SITE REVISION 10-21-20

Sheet:

LC2.2